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STATE OF NEW HAMPSHIRE
DEPARTMENT of NATURAL and CULTURAL RESOURCES
OFFICE OF THE COMMISSIONER

172 Pembroke Road, Concord, New Hampshire 03301

Phone: 271-2411 Fax: 271-2629

TDD ACCESS: Relay NH 1-800-735-2964

April 1, 2022

His Excellency, Governor Christopher T. Sununu
and the Honorable Council
State House
Concord, NH 03301

REQUESTED ACTION

Pursuant to RSA 4:40, authorize the Department of Natural and Cultural Resources (DNCR) to sell a 0.135 +/- acre portion of land located along the edge the North Stratford-Beecher Falls Rail Trail in West Stewartstown to Laurent and Christiane Rancourt for \$3,200, plus a \$1,100 administrative fee pursuant to RSA 4:40, III-a.

Funding is to be credited as follows:

03-035-035-351010-72000000-403585 – Forest Improvement Fund	<u>FY 2022</u> \$4,300
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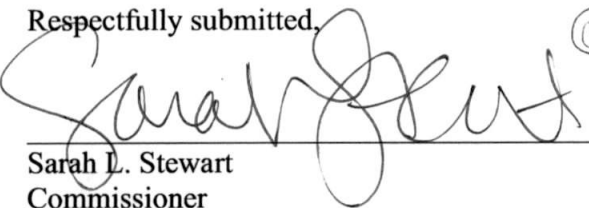
EXPLANATION

Laurent and Christiane Rancourt approached DNCR about acquiring a small portion of State-owned land that is part of the North Stratford-Beecher Falls Rail Trail corridor, that abuts the back side of their property located on Route 3 in the village of West Stewartstown. A large garage previously extended onto the area in question. The garage has since burned with only a concrete pad remaining.

The area to be conveyed measures approximately 25 feet x 233 feet and is separated from the actual traveled recreation trail by a large ditch. The sale of this area will not interfere with the state's rail trail use, management, or maintenance. An appraisal completed in January 2022 determined the market value to be \$ 3,200.00.

This request was recommended for approval by the Council on Resources and Development on March 10, 2022 and approved by the Long Range Capital Planning and Utilization Committee on March 28, 2022.

Respectfully submitted,


Sarah L. Stewart
Commissioner



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DEPARTMENT of NATURAL and CULTURAL RESOURCES
OFFICE OF THE COMMISSIONER

172 Pembroke Road, Concord, New Hampshire 03301

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TDD ACCESS: Relay NH 1-800-735-2964

March 11, 2022

Representative John Graham, Chair
Long Range Capital Planning and Utilization Committee
Legislative Office Building, Room 201
Concord, NH 03301

Approved by the Long Range
Capital Planning and
Utilization Committee
March 28, 2022

Requested Action

Pursuant to RSA 4:40, authorize the Department of Natural and Cultural Resources (DNCR) to sell a 0.135 +/- acre portion of land located along the edge the North Stratford-Beecher Falls Rail Trail in West Stewartstown to Laurent and Christiane Rancourt for a value of \$3,200.00. An Administrative Fee of \$1,100.00 will be collected, pursuant to RSA 4:40, III-a.

Explanation

The Rancourts approached DNCR about acquiring a small portion of State-owned land that is part of the North Stratford-Beecher Falls Rail Trail corridor, that abuts the back side of their property located on Route 3 in the village of West Stewartstown. A large garage previously extended onto the area in question. The garage has since burned with only a concrete pad remaining.

The area to be conveyed measures approximately 25 feet x 233 feet and is separated from the actual traveled recreation trail by a large ditch. The sale of this area will not interfere with the state's rail trail use, management, or maintenance. An appraisal completed in January 2022 determined the market value to be \$ 3,200.00.

DNCR proposes to offer the sale of this parcel to the Rancourts for \$4,300.00, which includes an Administrative Fee of \$1,100.00.

This request was reviewed and recommended for approved by the Council on Resources and Development on March 10, 2022.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Sarah L. Stewart".

Sarah L. Stewart
Commissioner

Attachments



New Hampshire Department of
**BUSINESS AND
ECONOMIC AFFAIRS**



New Hampshire Council on Resources and Development
NH Office of Planning and Development
100 N Main St., Concord, NH 03301

FINAL ACTION MEMORANDUM

TO: Sarah L. Stewart, Commissioner
Tracey Boisvert, Administrator, Land Management Bureau
Department of Natural and Cultural Resources

FROM: Stephanie N. Verdile, Principal Planner *SN*
NH Office of Planning and Development

DATE: March 11, 2022

Reference: **Surplus Land Review, [2021 SLR 005] (West Stewartstown, NH)**
Request from the NH Department of Natural and Cultural Resources to dispose of .1355 acres of land with a small portion of area being used as a part of the North Stratford to Beecher Falls Rail Trail.

On March 10, 2022, the Council on Resources and Development (CORD) voted to **recommend approval** of the above referenced Surplus Land Review Application #2021 SLR-005.

Cc via email: Sarah L. Stewart, Commissioner, NH Department of Natural and Cultural Resources
Sarah.L.Stewart@dn-cr.nh.gov
Tracey Boisvert, Administrator Land Management Bureau
Tracey.L.Boisvert@dn-cr.nh.gov
Taylor Caswell, Commissioner, NH Department of Business & Economic Affairs
Taylor.Caswell@livefree.nh.gov
Pamela Ellis, Chair, Legislative Long Range Capital Planning and Utilization Committee
Pamela.Ellis@leg.state.nh.us

Council on Resources and Development
REQUEST FOR SURPLUS LAND REVIEW ACTION

Name of Requesting Agency: Department of Natural and Cultural Resources

Agency Contact Person: Tracey Boisvert
Address: 172 Pembroke Road
Phone Number: 603-271-2214
E-Mail: Tracey.boisvert@dncr.nh.gov

Applicant Contact Person: _____
Address: _____
Phone Number: _____
E-Mail: _____

Location of Property: West Stewartstown, Coos County

Acreage: 0.1355 of an Acre

Requested Action: Sale of Fee Simple Interest

Term of Lease or Easement: n/a

.....

Please complete ALL questions below, submit one digital copy and one hardcopy original of the complete application to the Office of Strategic Initiatives, Johnson Hall, 3rd Floor, 107 Pleasant Street, Concord, NH 03301, michael.klass@osi.nh.gov.

1. What is the current use of this property?

Formerly Maine Central Railroad, now a recreation trail corridor.

2. What is the proposed use of this property if surplus? Please note if proposed use is intended to create a public benefit.

Improve development potential of abutting property with no impact to trail.

3. Does the proposed use of this property entail new development? ☒ Yes ☐ No

a. If yes, is it consistent with adjacent and existing development? ☒ Yes ☐ No

b. Please describe how the proposed new development differs from or is similar to its surroundings. Also indicate how it may initiate a future change in the use of the property or surroundings.

Formerly a service garage sat on abutting parcel (extending into this area), which is located amongst other commercial properties. The garage burned and only a concrete pad remains.

4. Are there any structures located on this property? ☐ Yes ☒ No

a. If yes, please describe the structures including how many and what kind.

Other than a concrete pad

5. Are there historical architectural or archaeological resources identified on this site?

☐ Yes ☒ No

a. If yes, describe the resource(s)?

- b. If no, contact the NH Division of Historical Resources prior to application submission.
6. Is there any existing development or structures on adjacent sites? ☒ Yes ☐ No
- a. If yes, describe the use and number of structures of adjacent sites.
If no, where is the nearest development? (Describe distance, use, and number)
- Former hardware store to the south and former furniture store on the north side
7. Does the site represent the entire state property in this location? ☐ Yes ☒ No
- a. If no, please describe its relationship to the entire state holding (percentage of total acreage, percentage of overall rail length, etc).
- The entire state holding of the North Beecher Falls Rail Trail in this area consists of 10 miles of corridor. Sale of this small area will not affect the use of the trail.
8. Is access to this property available? ☒ Yes ☐ No
- a. If yes, how is the site accessed? (from rail, water, across applicant's property, etc)
- Via abutting parcel of proposed owner (with frontage Washington Street (aka Rte. 3)
- b. If yes, is there a potential for public access interruption? ☐ Yes ☒ No
9. Are there water resources related to this property such as:
- Lakes/Ponds - ☐ Yes ☒ No Rivers - ☐ Yes ☒ No Wetlands - ☐ Yes ☒ No
- a. If yes, please indicate the size or extent of such resources.
- b. If yes, is the property located within 250 feet of a lake/pond or river?
- c. If yes, please describe any municipal regulations and/or Shoreland Water Quality Protection Act (RSA 483 B) provisions that apply to the development of the property.
- d. If there are water resources, please describe current public or private access from the site to the water body. ☐ Public ☐ Private ☐ No Access Available
- e. How would the proposal affect the access opportunities described in d?

10. Please identify any other significant resources or sensitive environmental conditions known to be located on or adjacent to this property.

	Yes (property)	Yes (adjacent property)	No
a. Steep slopes.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Wetlands (Prime and NWI)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Threatened or endangered species	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Wildlife Action Plan Critical Habitats	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Increased impervious surface	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Potential stormwater flow changes.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Agricultural soils of prime, statewide, or local importance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Potential river channel change	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Other special designations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please provide a description for any "yes" responses to question # 10.

Proposed development is unknown at this time.

11. Attach photographs and maps of the property. Maps should highlight the requested property location and help to adequately place the property within its municipality.

- a. Municipal tax map copy showing all abutters
- b. General location map with scale, north arrow, nearby roads, and water bodies/features*
- c. Aerial Photograph*
- d. Any site plans for new or proposed development prepared at the time of application
- e. Maps depicting rail lines, wetlands, conservation lands, rare species and exemplary natural communities or topographic features are welcome but not required

* Maps can be created with GIS, Google, NH GRANIT, or any other readily available mapping service.

Please paste any maps and photographs submitted as part of this application here.

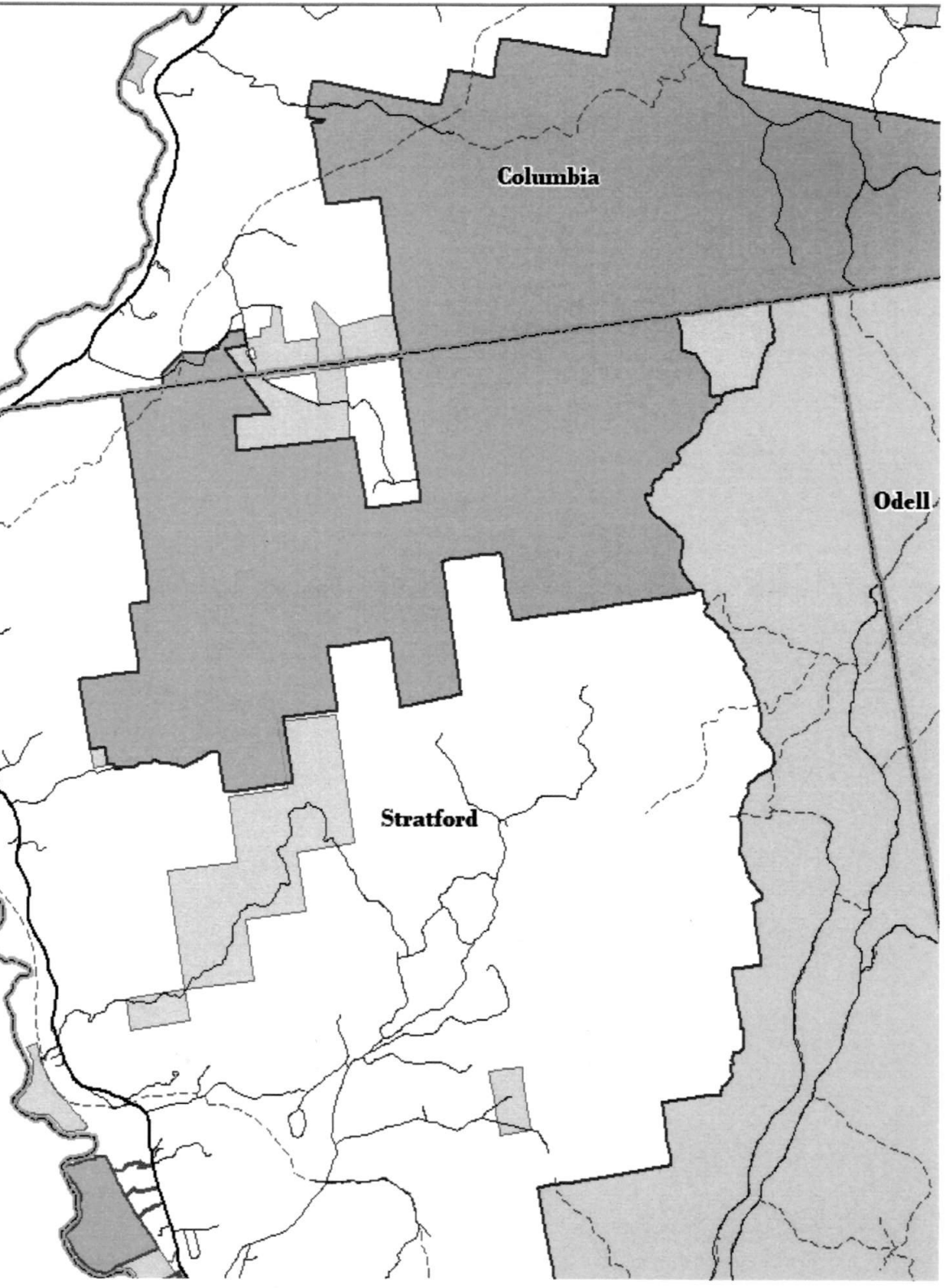
Subject Parcel

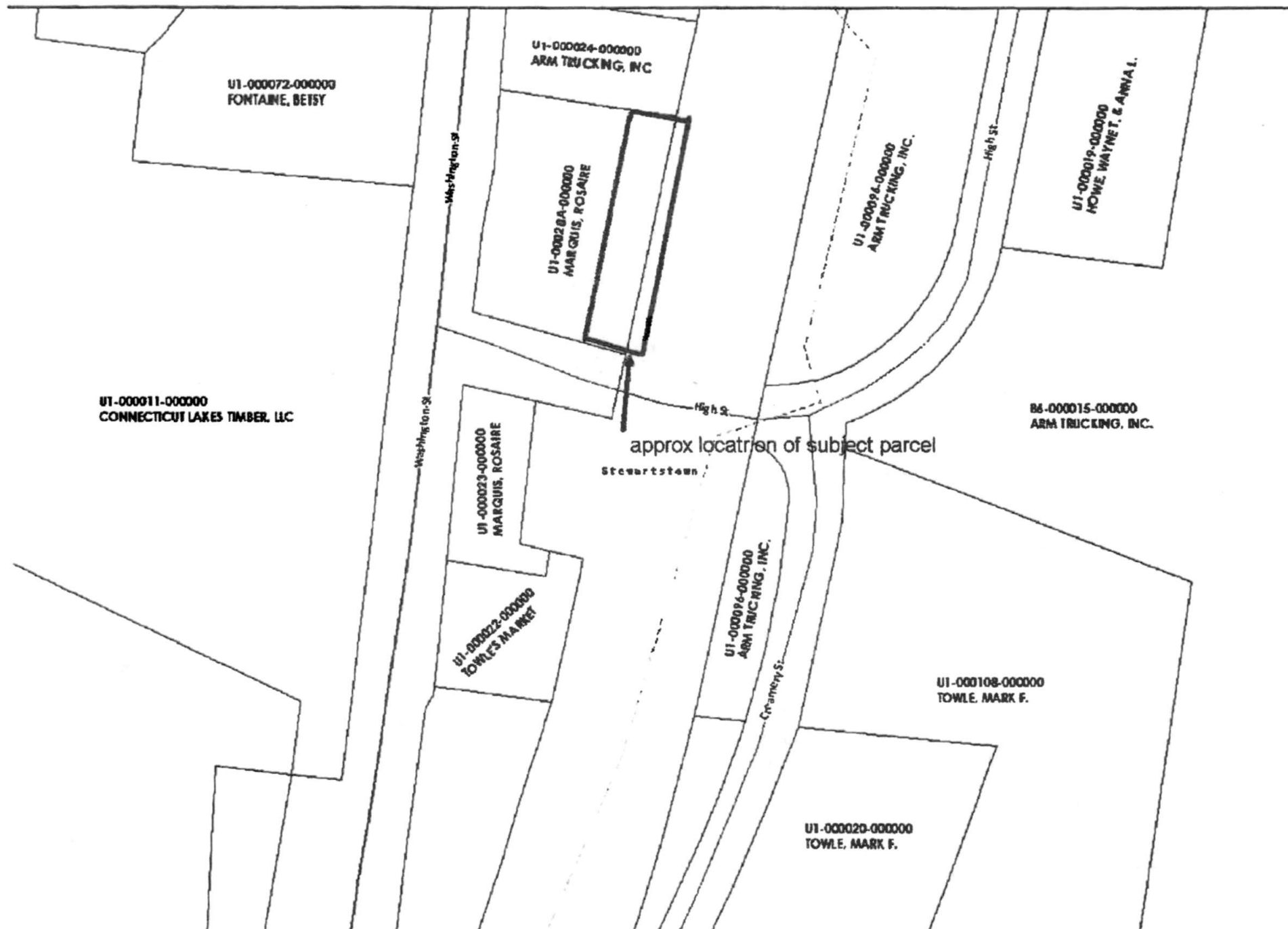


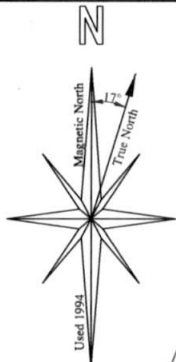
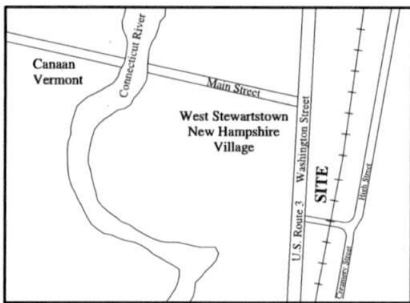
Columbia

Odell

Stratford







- Legend**
- Iron Rod
 - Iron Pipe
 - NHDOT Conc. Mon.
 - ▲ Calculated Point
 - Utility Pole

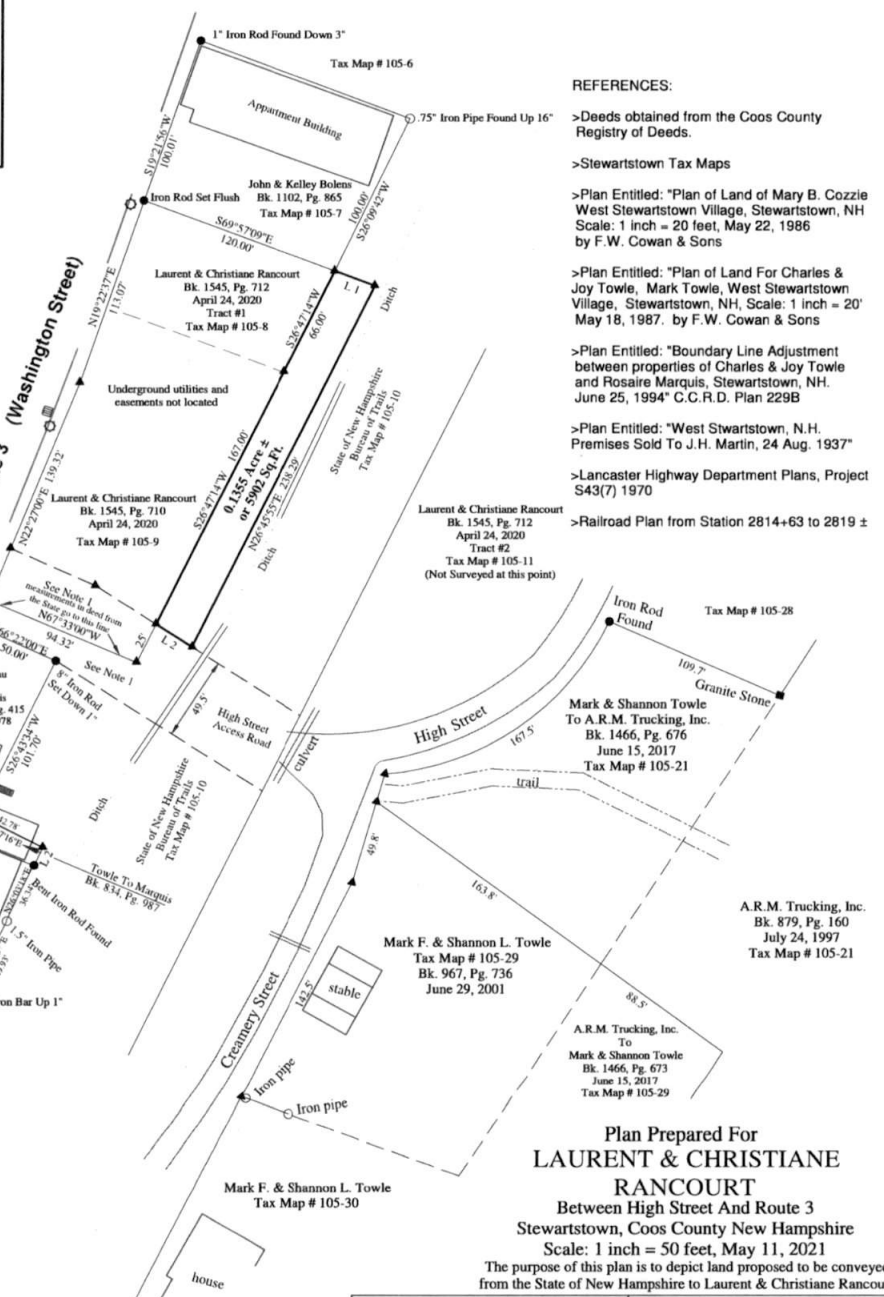
Bearings Rotated To Match Plan # 229B of the C.C.R.D.

Note: The parcel conveyed from Pariseau to Marquis has water line easements and sewer easements across the property. Locations not specified.

Line Data		
Line	Bearing	Distance
1	N69°57'09"W	25.17
2	S37°53'04"E	25.20

NOTE 1: After many hours reviewing town records I have found no definitive description for High Street. Most roads within the town are described as 3 rods wide (49.5 feet) and is the common default width. Town selectmen have indicated their willingness to have this road more clearly defined.

NOTE 2: Any existing rights or easements which may exist that are not shown on this plan were not identified and located as part of this survey.



REFERENCES:

- >Deeds obtained from the Coos County Registry of Deeds.
- >Stewartstown Tax Maps
- >Plan Entitled: "Plan of Land of Mary B. Cozzie West Stewartstown Village, Stewartstown, NH Scale: 1 inch = 20 feet, May 22, 1886 by F.W. Cowan & Sons
- >Plan Entitled: "Plan of Land For Charles & Joy Towle, Mark Towle, West Stewartstown Village, Stewartstown, NH, Scale: 1 inch = 20' May 18, 1887. by F.W. Cowan & Sons
- >Plan Entitled: "Boundary Line Adjustment between properties of Charles & Joy Towle and Rosaire Marquis, Stewartstown, NH. June 25, 1994" C.C.R.D. Plan 229B
- >Plan Entitled: "West Stewartstown, N.H. Premises Sold To J.H. Martin, 24 Aug. 1937"
- >Lancaster Highway Department Plans, Project S43(7) 1970
- >Railroad Plan from Station 2814+63 to 2819 ±

**Plan Prepared For
LAURENT & CHRISTIANE
RANCOURT**

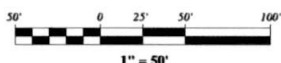
Between High Street And Route 3
Stewartstown, Coos County New Hampshire
Scale: 1 inch = 50 feet, May 11, 2021

The purpose of this plan is to depict land proposed to be conveyed from the State of New Hampshire to Laurent & Christiane Rancourt

PRELIMINARY

Merton Day
Tax Map # 105-31

Graphic Scale



I certify that this survey plat and the properties and monuments shown are, unless otherwise noted, in reasonable conformance with the information obtained from the Coos County Registry of Deeds. The dimensions shown herein are the result of a recent survey of the ground and the survey was conducted in accordance with the standards for suburban surveys.

Signed _____ Date _____

Survey and Plan By:

F.W. COWAN & SONS, Inc.
A DIVISION OF LANDVEST
851 Washington Street
West Stewartstown, NH, 03597
Tel. (603) 246-8800

Topcon DS Total Station Traverse 2017

Iron Rods Set are 1/2 inch rebar, 3 feet in length, with stamped plastic identification caps.

Plan No. 21-44



Google Earth